VACANT LAND USE ANALYSIS

City of Miami Gardens, Florida July 2005

VACANT LAND USES

Vacant land analysis is an important factor and another methodology that provides information on estimating the future growth of a City. The following analysis of vacant land stock and its development potential provides an estimate on the future population (additional residents) of Miami Gardens. This analysis also takes into account the committed Planned Development Projects, and incorporates their development potential with the existing vacant (undeveloped) land, its density and the maximum number of future residents possible in each residential land use category. A similar analysis is provided that includes committed Planned Developments and existing non-residential vacant land. For more information please see attached Planned Developments Map and Exhibit A for Planned Developments Projects Schedule.

The data presented in this analysis is pursuant to Miami-Dade County Existing Future Land Use Map which is the current official Land Use Map for Miami Gardens. TABLE 1 below gives a breakdown of residential vacant and non-residential vacant land uses including acreages of each vacant land use, and percentages against the total City area of 13,267 acres. The attached Vacant Land Use Map details the location of all vacant land uses within Miami Gardens.

TABLE 1						
VACANT LAND USES	WITHIN THE CIT	TY OF MIAMI GARDENS				

Vacant Land Use ■	Vacant Land	Percent of Miami
	Acreage ▲■	Gardens Area
Committed Low-Density Residential	127	0.95%
Vacant Low Density Residential	84	0.63%
Sub-Total	211	1.59%
Committed Low-Medium Density Residential	35	0.26%
Vacant Low-Medium Density Residential	98	0.74%
Sub-Total	133	1.00%
Committed Medium Density Residential	36	0.27%
Vacant Medium Density Residential	106	0.80%
Sub-Total	142	1.07%
Total Residential	486	3.66%
Committed Commercial	115	0.87%
Vacant Commercial	170	1.28%
Sub-Total	285	2.15%
Committed Industrial	81	0.61%
Vacant Industrial	58	0.44%
Sub-Total	139	1.05%
Committed Parks & Recreational	24	0.18%
Committed Institutional	4	0.03%
Sub-Total	28	0.21%
Total Non-Residential	452	3.41%
Total Vacant Land	938	7.07%
Total City Land	13,267	100.00%

Sources:

- ▲ City of Miami Gardens Building Department, Planned Developments Projects List and GIS Map, Existing Land Use Data and GIS Map, Vacant Land Use Data and GIS Map.
- Miami-Dade County Comprehensive Development Master Plan, Existing Future Land Use Map 2003, Zoning Code Chapter 33.

TABLE 1 shows that out of 13,267 acres in the City of Miami Gardens, approximately 7.07% is vacant. The total residential and non-residential vacant lands are almost equivalent with residential vacant being 3.66% and non-residential vacant land being 3.41%.

DEVELOPMENT POTENTIAL OF RESIDENTIAL VACANT LAND

TABLE 2 analyzes the development potential of residential land use categories within the City of Miami Gardens. Residential land uses have been identified per the committed Planned Development Projects List to facilitate further analysis of future population estimates. Please see Exhibit A for more details. As shown in TABLE 1, 564 acres exist within the City of Miami Gardens that are vacant and have a residential land use. 211 acres have a land use designation of "Low Density Residential" that permits up to 6 dwelling units per acre; 133 acres have a land use designation of "Low-Medium Density Residential" that permits up to 13 dwelling units per acre and 142 acres have a land use designation of "Medium Density Residential" that permits up to 25 dwelling units per acre.

TABLE 2
DEVELOPMENT POTENTIAL OF RESIDENTIAL VACANT LAND FOR
MIAMI GARDENS

Residential Land Use∎	Residential Vacant Land Acreage ▲	Potential Committed Future Dwelling Units	Maximum Number of Dwelling Units Per Acre ■	Housing Occupancy/ Capacity Rate n	Average Household Size •	Potential Committed Future Residents A	Maximum Future Residents Possible■
Committed Low Density	127	622	6 (762 du)	94.43%	3.39	2,109	2,439
Low Density	84	-	6 (504 du)	94.43%	3.39	-	1,613
Committed Low- Medium Density	35	406	13 (455 du)	94.43%	3.39	1,376	1,457
Low- Medium Density	98	-	13 (1,274 du)	94.43%	3.39	-	4,078
Committed Medium Density	36	792	25 (900 du)	94.43%	3.39	2,685	2,881
Medium Density	106	-	25 (2,650 du)	94.43%	3.39	-	8,483
Total	486	1,820 du	6,545 du	-	-	6,170	20,951

Sources:

- U.S. Census Bureau, County and City Data Book: 2000.
- ♦ Bureau of Economic and Business Research (BEBR) Florida Estimated of Population 2004 (2005), Florida Population Studies Volume 38 Number 2, Bulletin 141, February 2005.
- ▲ City of Miami Gardens Building Department, Planned Developments Projects Schedule and GIS map, Existing Land Use Data and GIS map, and Vacant Land Use GIS map.
- Miami-Dade County Existing Future Land Use Map 2003, Zoning Code Chapter 33 and Comprehensive Development Master Plan.

TABLE 2 shows the potential future population increase for vacant residential lands. This methodology shows committed 1,820 dwelling units out of a maximum of 6,545 allowable dwelling units for the existing residential vacant land in Miami Gardens. This number represents about 28% out of a total 100% of maximum allowable dwelling units.

There are 20,951 additional residents subject to maximum build-out of existing development potential. This number represents the future population estimate for the City of Miami Gardens based on the vacant land use analysis and the Planned Developments Projects schedule as developed by City of Miami Gardens Planning & Zoning Division and Building Department. The residential growth from year 2006 is estimated per the permitting process in these departments and the projected occupancy date for that particular development. Please see Exhibit A for more details.

TABLE 2 Calculation Methodology:

The number of potential future residents per committed Planned Developments Projects List was calculated by multiplying the average persons per household for Miami Gardens (U.S. Census 2000: 3.39 persons per household) by the number of units for each development.

The maximum future development potential was calculated by multiplying the acreage of each vacant land use with the maximum dwelling units permitted in that land use category. This creates the maximum development potential for that category. The total number of dwelling units possible for that vacant area was then multiplied by the percentage of housing occupancy for Miami Gardens (2000 U.S. Census) and then multiplied by the average household size for the City (U.S. Census 2000: 3.39 persons per household). This new figure is now representative of the maximum future development potential for Miami Gardens.

DEVELOPMENT POTENTIAL OF NON-RESIDENTIAL VACANT LAND

TABLE 3 analyzes the development potential of non-residential land use categories within the City of Miami Gardens. Non-residential land uses have been identified per the committed Planned Development Projects List to facilitate further analysis of future development potential. Please see Exhibit A for more details. As shown in TABLE 1, 452 acres exist within the City of Miami Gardens that are vacant and have a non-residential land use. 285 acres have a land use designation of "Commercial" that permits up to 40% of maximum development per acre and 139 acres have a land use designation of "Industrial" that permits up to 40% of maximum development per acre.

For the purposes of future development potential calculations, Commercial land use category has been further divided into "committed commercial" and "commercial" sub-categories; Industrial land use category has been further divided into "committed industrial" and "industrial" sub-categories. 4 acres of "Institutional" use and 24 acres of "Parks & Recreational" use have been omitted in this analysis.

The maximum future development potential was calculated by multiplying the acreage of each vacant land use with the maximum allowable density permitted in that land use category.

TABLE 3 DEVELOPMENT POTENTIAL OF NON-RESIDENTIAL VACANT LAND FOR MIAMI GARDENS

Vacant Non-Residential Land Use∎ ▲	Non- Residential Vacant	Maximum Allowable Density■	Potential Committed Future	Maximum Development Possible in
	Land Acreage ▲		Development in Acres ▲	Acres/Square Feet∎
Committed Commercial	115	40%	31	46 (2,003,760 sf)
Commercial	170	40%	-	68 (2,962,080 sf)
Sub-Total	285	40%	-	114 (4,965,840 sf)
Committed Industrial	81	40%	6	32 (1,393,920 sf)
Industrial	58	40%	-	23 (1,001,880 sf)
Sub-Total	139	40%	-	56 (2,439,360 sf)
Total	424	-	37	170 (7,405,200 sf)

Sources:

- ■U.S. Census Bureau, County and City Data Book: 2000.
- ♦ Bureau of Economic and Business Research (BEBR) Florida Estimated of Population 2004 (2005), Florida Population Studies Volume 38 Number 2, Bulletin 141, February 2005.
- ▲ City of Miami Gardens Building Department, Planned Developments Projects Schedule and GIS map, Existing Land Use Data and GIS map, and Vacant Land Use GIS map.
- Miami-Dade County Existing Future Land Use Map 2003, Comprehensive Development Master Plan and Zoning Code Chapter 33.

TABLE 3 shows the future development potential for vacant non-residential commercial and industrial lands. Per the City's Planned Developments Project List, about 31 acres (957,852 square feet) of commercial land has been committed for future development. This is an approximation, since exact square footage cannot be determined at this time for commercial and industrial developments due to lack of information. However, a rough estimation of committed land of 31 acres/957,852 sf against a maximum of 46 acres/2,003,760 sf of allowable vacant commercial land in Miami Gardens. For the purposes of this analysis, this number was calculated by converting the available committed square footage into acres and calculating a very rough estimate for the rest. This number gives a ballpark figure of about 67% out of a maximum 40% of allowable density. There is about 6 acres of committed industrial development out of maximum allowable 32 acres. This represents about 19% of the allowable maximum 40% density in this land use category.

CONCLUSION

The above vacant land use analysis shows the capacity and projected demand for both residential and non-residential uses. The City has committed to about 1,820(28%) dwelling units out of 6,545(100%) dwelling units. This represents a potential for a future growth of the City of about 72% (100% - 28% = 72%) to support an additional population of 20,951 persons.

The non-residential uses show the ability for infill development for 33% additional commercial and 81% of industrial uses. It is anticipated that in the future, Miami Gardens will experience growth through infill development and redevelopment occurring somewhat synonymously with previously presented population trends and analyses.

EXHIBIT A

VACANT LAND USE ANALYSIS

Planned Developments Projects Schedule Per Land Uses

Exhibit A CITY OF MIAMI GARDENS PLANNED DEVELOPMENT PROJECTS SCHEDULE

RESIDENTIAL USES

	Project Name	Location	Projected Occupancy Date	# of Units	# of Persons	<u>Acreage</u>
1	Sol Vila	NW 170 th ST & NW 23 rd Ave	December-06	8	27.12	2
2	Oak Gardens	17601 NW 27 th Ave	December-06	60	203.4	2
3	Country Club Townhomes	20331 NW 15 th Ave	December-06	19	64.41	1
4	Guzman Homes	NW 188 th ST & NW 37 th Ave	December-06	9	30.51	1
5	Jordan's Landing	20200 NW 37 th Ave	December-06	60	203.4	9
6	Vista Verde	208 NW 41 st Ave	December-06	11	37.29	9
	Sub-Total			167	566.13	24
7	Coconut Cay - D.R. Horton	NW 207 th ST & NW 7 th Ave	December-07 - December-08	543	1840.77	107
8	Venetian Homes	NW 163 rd & NW 45 th Ave	December-07	161	545.79	5
	Sub-Total			704	2386.56	112
	Vineyards @ Portofino Gardens	NW 208 th ST & NW 14 th				
9	(Tract C)	Place	December-08	93	315.27	8
10	The Falls @ Portofino Gardens (Tract I)	NW 208 th ST & 9 th Place	December-08	96	325.44	10
11	Grove @ Portofino Gardens (Tract A)	NW 215 th ST & NW 14 th Place	December-08	268	908.52	15
12	Majorca Isles @ Portofino Gardens (Tract J)	NW 215 th ST & NW 13 th Court	December-08	87	294.93	7
12	Cardens (Tract o)	Court	December 66	07	254.55	,
13	Willow Lake Townhouses	NW 202 nd & East of US-441	December-08	121	410.19	9
		Between NW 5 th Ave & NW 7 th Ave; South of NW 175 th				
14	Legacy Pointe	ST	December-08	284	962.76	13
	Sub-Total			949	3217.11	62
	<u>Total:</u>			<u>1898</u>	<u>6170</u>	<u>198</u>

Source: City of Miami Gardens - Building Department, Planned Development Projects GIS Map and Master List, Existing Land Use Data and GIS Map, and Vacant Land Use GIS map. Miami-Dade County - Existing Future Land Use Map 2003, Zoning Code Chapter 33 and Comprehensive Development Master Plan

Exhibit A CITY OF MIAMI GARDENS PLANNED DEVELOPMENT PROJECTS SCHEDULE POTENTIAL ADDITIONAL POPULATION PER LAND USE DESIGNATION

OOL DESIGNATION					
	Land Use	# of Units	# of Persons		
1	Low Density Residential	8	27		
		543	1841		
		60	203		
		11	37		
	Sub-Total	622	<u>2109</u>		
2	Low-Medium Density Residen	93	315		
		96	325		
		87	295		
		121	410		
		9	31		
	Sub-Total	406	<u>1376</u>		
3	Medium Density Residential	268	909		
		284	963		
		161	546		
		60	203		
		19	64		
	Sub-Total	792	<u> 2685</u>		
	Total:	<u>1820</u>	<u>6170</u>		

Methodology: Number of units X Persons per household (3.39)= Number of persons

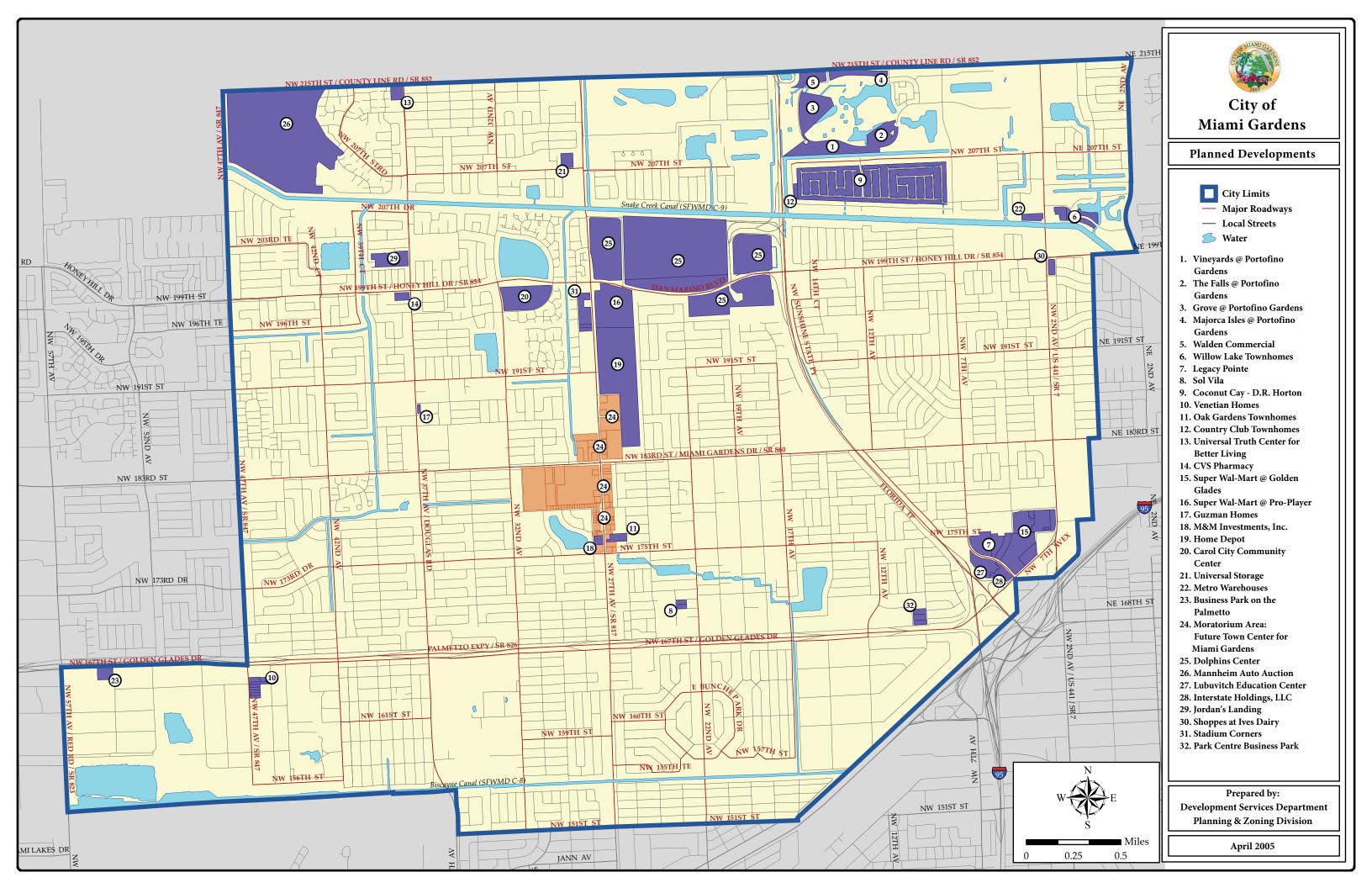
Source: City of Miami Gardens - Building Department, Planned Development Projects GIS Map and Master List, Existing Land Use Data and GIS Map, and Vacant Land Use GIS map. Miami-Dade County - Existing Future Land Use Map 2003, Zoning Code Chapter 33 and Comprehensive Development Master Plan

NON-RESIDENTIAL USES

Exhibit A CITY OF MIAMI GARDENS PLANNED DEVELOPMENT PROJECTS SCHEDULE

	Project Name	Location	Land Use	<u>Aceage</u>
		NW 215th ST & NW 14		
1	Walden Commercial	Place	Commerical	6
		SW Corner of NW 199 ST &		
2	CVS Pharmacy	NW 37th Avenue	Commerical	2
		SW Quadrant of State Rd. 7		
3	Wal-Mart @ Golden Glades	& NW 177th ST	Commerical	40
		NW 199th ST & NW 27		
4	Wal-Mart @ Pro Player Stadium	Avenue	Commerical	31
	_	NW 27th Avenue between		
		NW 175th Street & NW 177		
5	M & M Investments, Inc	Street	Commerical	2
		NW 199th ST & NW 27		
6	Home Depot	Avenue	Commerical	14
7	Universal Storage	2765 NW 207 Street	Commerical	3
8	Metro Warehouse 441	20200 NW 2nd Avenue	Commerical	3
		NW 2nd Avenue & NW 199th		
9	Shoppes at Ives Dairy	ST	Commerical	2
		NW 191st ST & NW 27th		
10	Stadium Corners	Avenue	Commerical	8
		Park Centre Blvd & NW		
11	Park Centre Business Park	167th ST	Commerical	4
			Sub-Total	<u>115</u>
12	Business Park on the Palmetto	16600 NW 54 Avenue	Industrial	4
13	Mannheim Auto Auction	3900 NW 215th Street	Industrial	76
14	Vernita, LLC		Industrial	1
			Sub-Total	<u>81</u>
		NW 199th ST & NW 32nd		
15	Carol City Community Center	Avenue	Parks and Recreational	24
			Sub-Total	<u>24</u>
	Universal Truth Center for Better			
16	Living	21310 NW 37th Avenue	Institutional	4
			Sub-Total	<u>4</u>
			Total	224

Source: City of Miami Gardens - Building Department, Planned Development Projects GIS Map and Master List, Existing Land Use Data and GIS Map, and Vacant Land Use GIS map. Miami-Dade County - Existing Future Land Use Map 2003, Zoning Code Chapter 33 and Comprehensive Development Master Plan





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Map No.	Project Name	Location	Folio No.	Type of Use	Zoning	Bldg. S. F./ Units	Land Acreage
1	Vineyards @ Portofino Gardens [Tract C]	NW 208th ST & NW 14th Place	34.1135.000.0010	Townhome	PAD	93 units	8
2	The Falls @ Portofino Gardens	NW 208th ST & 9th Place	34.1135.000.0010	Townhome	PAD	96 units	10
3	Grove @ Portofino Gardens	NW 215th ST & NW 14th Place	34.1135.000.0010	Townhome	PAD	268 units	15
4	Majorca Isles @ Portofino Gardens	NW 215 th ST & NW 13 th Court	34.1135.000.0010	Townhome	PAD	87 units	7
5	Walden Commercial	NW 215th ST & NW 14th Place	34.1135.000.0010	Townhome	BU-1A	N/A	6
6	Willow Lake Townhouses	NW 202 nd & East of US-441	34.1136.000.0040	Townhome	RU-4M RU-4L	121 units	9
7	Legacy Pointe	Between NW 5 th Avenue & NW 7 th Avenue; South of NW 175 th ST	34.2112.031.0011	Townhome	RU-4M RU-4L	284 units	13
8	Sol Vila	NW 170 th ST & NW 23 rd Avenue	34.2110.003.1091	Single Family	RU-1	8 units	2
9	Coconut Cay - D.R. Horton	NW 207th ST & NW 7th Avenue	N/A	Single Family	RU-1M	543 units	107
10	Venetian Homes	NW 163 rd & NW 45 th Avenue	34.2117.002.0110	Townhome	RU-2	161 units	5
11	Oak Gardens	17601 NW 27 th Avenue	34.2110.002.0120	Townhome	RU-4A	60 units	2
12	Country Club Townhomes	20331 NW 15th Avenue	34.1135.017.0020	Townhome	RU-4M	19 units	1
13	Universal Truth Center for Better Living	21310 NW 37 th Avenue	34.1132.001.0020	Institutional	BU-3	70,000 s.f.	3
14	CVS Pharmacy	SW Corner of NW 199 th ST & NW 37 th Avenue	34.2105.001.0020	Retail	BU-1A	15,132 s.f.	2
15	Wal-Mart @ Golden Glades	SW Quadrant of State Rd. 7 & NW 177 th ST	34.2112.000.0085	Retail	BU-1A	228,095 s.f.	40
16	Wal-Mart @ Pro Player Stadium	NW 199th & NW 27th Avenue	34.2103.001.0070	Retail	BU-2	206,577 s.f.	31
17	Guzman Homes	NW 188th ST & NW 37th Avenue	34.2104.002.0060	Single Family	RU-TH	9 units	1
18	M&M Investments, Inc.	NW 27 th Avenue between NW 175 th ST & NW 177 th ST	34.2109.022.0020	Retail	BU-2	21,707 s.f.	2
19	Home Depot	NW 199th & NW 27th Avenue	34.2108.001.0710	Retail	BU-2	104,886 s.f.	14
20	Carol City Community Center	NW 199th ST & NW 32nd Avenue	34.2104.001.0030	Community Center	BU-1A RU-5A	50,489 s.f.	24
21	Universal Storage	2765 NW 207 th ST	34.1133.003.0060	Storage Facility	BU-1	94,000 s.f.	3
22	Metro Warehouses 441	20200 NW 2 nd Avenue	34.1136.059.0010	Warehouse	BU-2	48,239 s.f.	3
23	Business Park on the Palmetto	16600 NW 54th Avenue	34.2118.019.0010	Business/In- dustrial Park	IU-C	72,510 s.f.	4
24	Moratorium Area - Future Town Center for Miami Gardens	NW 183 rd ST & NW 27 th Avenue	N/A	Mixed-Use Town Center	BU-2	N/A	145
25	Dolphins Center	2269 NW 199 th ST	34.1134.011.0010	Stadium	BU-2	N/A	208
26	Mannheim Auto Auction	3900 NW 215 th Street	34.1132.000.0140	Vacant	RU-1Z IU-1	145,000 s.f.	76
27	Lubuvitch Education Center	17330 NW 7th Avenue	34.2112.000.0140	Educational Facility	BU-1A	N/A	7
28	Interstate Holdings, LLC	17300 NW 7th Avenue	34.2112.000.0081	Vacant Hos- pital	BU-1A	N/A	4
29	Jordan's Landing	20200 NW 37 th Avenue	34.1132.001.0350	Townhome	RU-1	60 units	9
30	Shoppes at Ives Dairy	NW 2 nd Avenue & NW 199 th ST	34.2101.012.1190	Retail	BU-2	26,125 s.f.	2
31	Stadium Corners	NW 191st ST and NW 27th Avenue	34.2104.046.0010	Retail	BU-1A	N/A	8
32	Park Centre Business Park	Park Centre Boulevard & NW 167th ST	34.2111.028.0040	Business Park	BU-3	N/A	4
32	Tana Centre Dusiness I and	Tan Centre Botherard & IVW 107 51	3 1.2111.020.0010	Dustiless I alk	20 3	17/21	1

